



**HISTORIC LANDMARKS COMMISSION  
HEARING AGENDA **SYNOPSIS****

**WEDNESDAY, AUGUST 4, 2004**

**Regular Session  
6:00 P.M.**

**City Hall, Room 205  
801 North First Street  
San Jose, CA**

**COMMISSION MEMBERS**

<b>STEPHEN POLCYN, VICE-CHAIR</b>	
<b>SANDRA PAIM</b>	<b>MICHAEL YOUMANS</b>
<b>JUSTINE LEONG</b>	<b>EDWARD JANKE</b>
<b>PATRICIA COLOMBE</b>	<b>MARTIN FLETCHER ALKIRE</b>

**STEPHEN M. HAASE, AICP, DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## **NOTICE TO THE PUBLIC**

Good evening, my name is **Stephen Polcyn**, and I am the Vice-Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **August 4, 2004**, meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located on the table by the door or at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

### **The procedure for public hearings is as follows:**

- ? After the staff report, applicants may make a five-minute presentation.
- ? Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- ? After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

### **The procedure for referrals is as follows:**

- ? Anyone wishing to speak on a referral will be limited to one minute.
- ? Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- ? The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

## **AGENDA**

### **ORDER OF BUSINESS**

#### **6:00 PM SESSION**

#### **1. ROLL CALL**

*ALL WERE PRESENT EXCEPT PAIM.*

#### **2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed.**

#### **3. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

- a. APPROVAL OF THE JUNE 2, 2004, HISTORIC LANDMARK COMMISSION SYNOPSIS.

**The Consent Calendar is now closed.**  
*(APPROVED 6-0-1; PAIM ABSENT).*

#### **4. PUBLIC HEARINGS**

- a. Japantown Historic Context Development and Reconnaissance Level Survey—presentation by project consultants and Historic Landmark Commission discussion and comment. Council District: 3. SNI: None. CEQA: Exempt.

*SARAH DRELLER AND BILL SUGAYA OF CAREY & COMPANY PRESENTED A DRAFT REPORT. THEIR WORK HAS FOCUSED ON DEVELOPING THE CONTEXT AND THEY HAVE SURVEYED 75 BUILDINGS AT THE RECONNAISSANCE LEVEL IN THE COMMERCIAL CORE AROUND JACKSON*

*STREET. CAREY & CO. BELIEVES THE AREA MAY BE SIGNFICANT AS A “TRADITIONAL CULTURAL PROPERTY” (TPC), AN AREA WITH STRONG TANGILBE AND INTANGIBLE ASSOCIATIONS WITH THE JAPANESE AMERICAN CULTURE. THE RECOMMENDATIONS SECTION OF THE REPORT WILL ENCOURAGE FURTHER DEVELOPMENT OF THIS CONCEPT IN PHASE II.*

### ***COMMISSION DISCUSSION***

*VICE CHAIR POLYCN ASKED HOW TCPS DIFFER FROM HISTORIC DISTRICTS. IT WAS EXPLAINED THAT FOR LISTING IN THE NATIONAL REGISTER THERE IS NO 50-YEAR RULE AND THE AREA EXHIBITS A CONTINUING CONNECTION TO ITS HISTORIC CULTURE.*

*THE COMMISSION THANKED CAREY & CO. FOR THE REPORT AND STATED ITS INTEREST IN SEEING THE FINAL REPORT.*

### ***PUBLIC DISCUSSION***

*LESLIE MASUNAGA DESCRIBED THE STATE LEGISLATIVE PROCESS (SB307) JAPANTOWN IS CURRENTLY INVOLVED WITH IN AN EFFORT TO PRESERVE JAPANTOWN CULTURE AND THE 3 REMAINING JAPANTOWNS IN CALIFORNIA. SHE NOTED THE IMPORT TO ADDRESS OTHER CULTURAL COMMUNITIES IN SAN JOSE: ITALIAN, PORTUGUESE, VIETNAMESE, ETC.*

*JIM McCLURE: REPRESENTING SAN JOSE BUDDHIST CHURCH, DESCRIBED THE CHURCH AS AN “ANCHOR” OF JAPANTOWN AND THE 18 MONTH EFFORT THE COMMUNITY HAS GONE THROUGH UNDER SB307. MCCLURE STATED HIS DESIRE TO SEE JAPANTOWN CONTINUE.*

- b. The project being considered is located at 448 North 2<sup>nd</sup> Street in the R-M Multiple Residence Zoning District (David Chun Wong, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt.
  - 1. HP04-004. HISTORIC PRESERVATION PERMIT for exterior alterations to a single-family detached residence in the Hensley Historic District (HD89-51) on a 0.15 gross acre site.

### **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior’s Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard conditions.

*THE APPLICANT’S ARCHITECT PROVIDED AN OVERVIEWOF THE PROPOSAL.*

*COMMISSIONER COLOMBE ASKED ABOUT WINDOW MATERIALS ON THE 1<sup>ST</sup> FLOOR, AS THEY APPEAR TO BE NEW WINDOWS AND ASKED IF THEY WILL BE REPLACED WITH WOOD WINDOWS.*

*COMMISSIONER YOUMANS CLARIFIED THAT THE BARGEBOARD NOTED IN THE PLANS WILL BE “RECONSTRUCTED” NOT “RETAIN & REPAIR” AS IT*

*BURNED IN THE FIRE. THE APPLICANT CONFIRMED. COMMISSIONER YOUMANS ALSO ENQUIRED ABOUT THE GLASS BLOCKS AROUND DOOR. THE APPLICANT STATED THAT IT IS LIKELY THEY WILL REMAIN.*

**Public Testimony**

*BILL BAKER STATED HIS CONCERN ABOUT THE SOUTH FAÇADE OPPOSITE HIS HOME. THE APPLICANT STATED HIS WILLINGNESS TO WORK WITH BAKER TO ADJUST WINDOW LOCATIONS TO ADDRESS PRIVACY CONCERNS.*

*STAFF RECOMMENDATION ADOPTED, (6-0-1; PAIM ABSENT) WITH THE FOLLOWING CONDITION: TO USE WOOD DIVIDED LIGHT WINDOWS ON THE ADDITION AS WELL AS THE STREET FRONTAGES OF HOUSE AND TO WORK WITH PLANNING STAFF TO ADDRESS THE NEIGHBOR'S CONCERNS.*

- c. The project being considered is located on the east side of North 6<sup>th</sup> Street (336 N. 6th Street) in the R-M Multiple Residence Zoning District and is listed on the Historic Resources Inventory as a Contributing Structure to the Hensley Historic District, (Yvette and Robert Abatecola, Owners). Council District 3. SNI: 13th Street. CEQA: Exempt.
  - 1. HP04-002. HISTORIC PRESERVATION PERMIT to allow exterior alterations associated with conversion of attic to living space in a residence in the Hensley Historic District on a 0.2 gross- acre site.

**RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard conditions.

*COMMISSIONER YOUMANS OBSERVED THAT THE NEW SKYLIGHTS DO NOT FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS, BUT UNDER THE CIRCUMSTANCES WILL NOT OBJECT AS THE SKYLIGHTS ARE A SMALL PRICE TO PAY FOR WORK TO RENOVATE THE HOUSE.*

*VICE CHAIR POLCYN CLARIFIED THE MATERIAL FOR THE SIDING ON DORMERS AND SKYLIGHTS.*

*STAFF RECOMMENDATION ADOPTED (6-0-1; PAIM ABSENT).*

- d. HP04-005. HISTORIC PRESERVATION PERMIT to allow the relocation of the historic single-family residence from 507 Almaden Avenue to a 0.13 gross-acre site in the Hensley Historic District located on the east side of North Fourth Street, approximately 170 feet northerly of Washington Street (424 North Fourth Street) (Neighborhood Housing Services Silicon Valley, Edward Moncrief, Owner/ Developer). Council District 3. SNI: 13<sup>th</sup> Street. CEQA: Exempt.

**RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to *Your Old House* and the Secretary of the Interior's Standards and recommend approval of the proposed exterior changes to the Director of Planning with standard conditions.

*COMMISSIONER COLOMBE ASKED HOW THE RAILROAD RIGHT OF WAY WOULD BE SECURED. STAFF RESPONDED THAT A STANDARD FENCE WOULD BE ERECTED.*

*VICE CHAIR POLYCN ASK THE APPLICANT TO SHARE THE COSTS OF THE PROJECT AND THE APPLICANT AGREED.*

*COMMISSIONERS STATED THEIR PLEASURE IN SEEING THE PROJECT AND CONGRATULATED THE APPLICANT ON HIS EFFORTS.*

*EDWARD MONCRIEF EXECUTIVE DIRECTOR NHS, APPLICANT, STATED THAT HE WANTED TO RECOGNIZE MELONEE HAWKINS WHO INITIATED THE PROJECT.*

*STAFF RECOMMENDATION ADOPTED (6-0-1; PAIM ABSENT).*

- e. ADOPTION OF A RESOLUTION RECOGNIZING EXISTING PROPERTIES CURRENTLY LISTED IN THE HISTORIC RESOURCES INVENTORY.

*ADOPTED RESOLUTION 04-001 RECOGNIZING EXISTING PROPERTIES CURRENTLY LISTED IN THE HISTORIC RESOURCES INVENTORY (6-0-1; PAIM ABSENT).*

## **5. PETITIONS AND COMMUNICATIONS**

- a. Public comments to the Historic Landmarks Commission on nonagendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
  - 1. Responding to statements made or questions posed by members of the public; or
  - 2. Requesting staff to report back on a matter at a subsequent meeting; or
  - 3. Directing staff to place the item on a future agenda.

*NO COMMENTS.*

- b. Distribution of the HLC Comment Letter on PDC03-094/GP03-03-017. Proposed KB Home South Bay Inc., residential Planned Development Zoning/General Plan Amendment located at the southeast corner of South 12<sup>th</sup> Street and Orvis Avenue.

*COMMISSIONER LEONG STATED THAT SHE ATTENDED ONE OF THE COMMUNITY MEETINGS RECENTLY AND EXPRESSED HER GRATITUDE FOR KB'S EFFORT TO ADDRESS HLC CONCERNS.*

- c. Commissioner Polcyn report on Dublin—San Jose Sister City Delegation.

*VICE CHAIR POLCYN EXPLAINED THAT HE TRAVELED WITH HIS WIFE WHO WORKS FOR THE OFFICE OF ECONOMIC DEVELOPMENT TO DUBLIN, IRELAND. POLCYN STATED THAT HE PAID HIS WAY AND WHILE IN DUBLIN MET WITH PLANNERS INVOLVED IN HISTORIC PRESERVATION. POLCYN WROTE A BRIEF REPORT ON THE TRIP FOR THE HLC.*

**6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. PROPOSED HITACHI GLOBAL STORAGE TECHNOLOGIES PROJECT FOR A GENERAL PLAN AMENDMENT, PLANNED DEVELOPMENT REZONING, DEVELOPMENT AGREEMENT, DESIGNATION OF NEW ARTERIAL/MAJOR COLLECTOR ROADWAYS AND MODIFICATION OF THE EDENVALE AREA DEVELOPMENT POLICY located at 5600 Cottle road in south San José. City Council policy on the preservation of Historic Landmarks.

*MERLE GORMAN FOR HITACHI, GAVE A BRIEF OVERVIEW OF THE PROJECT.*

*VICE CHAIR POLCYN ASKED ABOUT A TOUR OF THE SITE FOR THE HLC. GORMAN STATED HITACHI'S INTEREST IN WORKING WITH THE CITY TO PROVIDE A TOUR FOR THE HLC. IT IS NOT CLEAR WHETHER THE HISTORIC EVALUATION WOULD BE COMPLETE PRIOR TO A TOUR.*

*ALEX MARTHEWS, PACSJ, STATED THE ORGANIZATION'S INTEREST AND EXCITEMENT REGARDING HITACHI'S PLANS AND THE ORGANIZATION'S INTEREST IN THE ARCHITECTURE. PAC SJ WOULD APPRECIATE THE OPPORTUNITY TO TOUR THE SITE.*

- b. PROPOSED GENERAL ELECTRIC COMPANY PLANNED DEVELOPMENT REZONING PROJECT LOCATED at the northwest corner of Curtner Avenue and Monterey Road in central San José. City Council policy on the preservation of Historic Landmarks

*ANDY FABER SPOKE ON BEHALF OF GE AND STATED THAT THEY ARE CURRENTLY CONSIDERING ADAPTIVE REUSE OPPORTUNITIES FOR THE GE MOTORPLANT. FABER STATED THAT THE MOTORPLANT IS COMPOSED OF TWO BUILDINGS, THE ART DECO OFFICE AND THE PLANT FACILITY. FABER OFFERED TO COORDINATE A TOUR OF THE SITE FOR THE HLC.*

*BOTH COMMISSIONERS LEONG AND YOUNG STATED THAT THE BUILDING IS IMPORTANT AND EXPRESSED THEIR SUPPORT FOR PURSUING REUSE. THE COMMISSIONERS STATED THEIR INTEREST IN A TOUR.*

*COMMISSIONER ALKIRE OBSERVED THAT THE SETTING OF THE MOTORPLANT IS IMPORTANT. ALKIRE SUGGESTED THAT CONSIDERATION BE GIVEN TO THE LANDSCAPING AND THAT OTHER USES NOT OBSCURE THE BUILDING.*

## **7. GOOD AND WELFARE**

### **a. Report from the Redevelopment Agency**

*None*

### **b. Report from the Secretary**

- ? Status of Circulation of Environmental Review Documents
  - ? Notice of Preparation of a Draft Environmental Impact Report for the General Electric Planned Development Rezoning
  - ? Notice of Preparation for the Hitachi Draft Environmental Impact Report
  - ? Plaques to retiring commissioners, City Council August 10, 2004 at 7:00 p.m.
  - ? Designation of heritage trees in Palm Haven, scheduled for August City Council meeting

### **c. Report from the Subcommittees**

- ? Design Review
- ? History San Jose Collections Committee Liaison
- ? Coyote Valley Specific Plan and Habitat Conservation Plan Technical Advisory Committee

### **d. Election of Historic Landmarks Commission Chair and Vice Chair.**

*CHAIR: POLCYN, VICE-CHAIR YOUMANS.*

## **8. ADJOURNMENT**

### **2004 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE**

<b>DATE</b>	<b>TIME</b>	<b>TYPE OF MEETING</b>	<b>LOCATION</b>
August 18, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 1, 2004	6:00 p.m.	Regular Meeting	Room 205
September 15, 2004	12:00 p.m.	Design Review Meeting	Room 400
September 24, 2004	12:30 p.m.	Half-day Retreat	MLK Jr. Library, 5 <sup>th</sup> Flr
October 6, 2004	6:00 p.m.	Regular Meeting	Room 205
October 20, 2004	12:00 p.m.	Design Review Meeting	Room 400
November 3, 2004	6:00 p.m.	Regular Meeting	Room 205
November 17, 2004	12:00 p.m.	Design Review Meeting	Room 400
December 1, 2004	6:00 p.m.	Regular Meeting	Room 205

**HISTORIC LANDMARKS AGENDA ON THE WEB:**

<http://www.sanjoseca.gov/planning/hearings/index.htm>